

Here are the excerpts **DIRECTLY** from Golden Ocala's 2020 applications. These are their words, not ours.

Consistency Analysis (Exhibit F) of Application No. 20-D01 FLUE Policy 2.1.13 (page 8)

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH THIS POLICY BY DIRECTING URBAN DEVELOPMENT TO ALREADY APPROVED AREAS, STEPPING DOWN DENSITY/INTENSITY ON THE EDGE THROUGH LOW DENSITY, EQUESTRIAN ESTATE LOTS AND RURAL LOTS, AND REDUCING THE OVERALL DENSITY OF THE PROJECT.

FLUE Policy 2.1.17 (page 10)

CONSISTENCY: THE PROPOSED AMENDMENT WILL LOCATE LOW RESIDENTIAL LANDS ON THE EDGE OF THE GOLDEN OCALA DEVELOPMENT WHICH IS ALSO ON THE EDGE OF THE COUNTY'S URBAN GROWTH BOUNDARY. THESE EDGE LOTS WILL BE AT A LOWER DENSITY WHICH WILL INCLUDE EQUESTRIAN ESTATE LOTS (1 UNIT PER 3 ACRES) AS WELL AS A TRANSITION FROM THE CORE OF GOLDEN OCALA TO THE EDGE OF THE DEVELOPMENT WHERE RURAL USES ARE PLANNED AS PART OF THE COUNTY'S FARMLAND PRESERVATION AREA.

FLUE Policy 3.1.1 (page 14)

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES A SUPPORTING ANALYSIS FOR THE 118 ACRES PROPOSED TO BE ADDED TO THE COUNTY'S URBAN GROWTH BOUNDARY. THE EXPANSION AREA IS DIRECTLY ADJACENT TO THE URBAN GROWTH BOUNDARY, HIGHER RESIDENTIAL INTENSITY LANDS ARE DIRECTLY ADJACENT TO THE EXPANSION AREA AND THE LANDS ARE TO BE PART OF A LARGER GOLDEN OCALA MASTER PLAN WHICH WILL SERVE TO CREATE A MASTER PLAN FOR THIS PORTION OF THE COUNTY. THIS MASTER PLAN INCLUDES LOWER DENSITIES (INCLUDING EQUESTRIAN ESTATE LOTS AND RURAL LOTS) ALONG ITS BOUNDARY TO SERVE AS A TRANSITION TO THE ADJACENT FARMLAND PRESERVATION AREA.

FLUE Policy 3.1.2 (page 14)

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.2 BY PROVIDING FOR A COMPACT URBAN DEVELOPMENT, ESPECIALLY ADJACENT TO THE WEC AND THE COMMERCIAL CENTERS AT US 27 AND STATE ROAD 40. THE PROJECT WILL THEN TRANSITION TO SINGLE FAMILY AND THEN TO EQUESTRIAN ESTATE LOTS OR RURAL LOTS. THIS TRANSITION WILL HELP PROTECT THE FARMLAND PRESERVATION BOUNDARY BY PLACING LESS INTENSE USES ALONG THE EDGE OF THE DEVELOPMENT.

FLUE Policy 3.1.4 (page 16)

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.4 BY PLACING THE INTENSE PORTIONS OF GOLDEN OCALA FURTHEST FROM THE RURAL AREA AND TRANSITIONING TO A MUCH LOWER DENSITY ON THE EDGE OF THE PROJECT NEXT TO THE RURAL AREA. ADDITIONALLY, SOME OF THE LOTS ARE PLANNED AS EQUESTRIAN ESTATE LOTS AND AGRICULTURAL LOTS. THIS EQUESTRIAN COMMUNITY AND THE EQUESTRIAN FACILITY HELPS PRESERVE THE COUNTY'S VISION TO PROTECT THE HORSE FARMS OF THE COUNTY.

FLUE Policy 3.3.1 (page 18)

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH PROTECTION OF THE FARMLAND PRESERVATION BOUNDARY BY PLACING THE INTENSE PORTIONS OF GOLDEN OCALA FURTHEST FROM THE RURAL AREA AND TRANSITIONING TO MUCH LOWER DENSITIES ON THE EDGE OF THE PROJECT NEXT TO THE RURAL AREA. ADDITIONALLY, SOME OF THE LOTS ARE PLANNED AS EQUESTRIAN ESTATE LOTS. FINALLY, PORTIONS OF THE PROJECT ARE LOCATED IN THE RURAL LAND USE; THIS PORTION WILL DEVELOP CONSISTENT WITH THE RURAL CATEGORY EITHER AS AN EQUESTRIAN RECREATION USE OR AT VERY LOW RURAL DENSITIES (1 DU/10 ACRES). THIS EQUESTRIAN COMMUNITY AND THE EQUESTRIAN FACILITY HELPS PRESERVE THE COUNTY'S VISION TO PROTECT THE HORSE FARMS OF THE COUNTY.